027.0	0003	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,500 /	829,500
					USE VALUE:	829,500 /	829,500
					ASSESSED:	829,500 /	829,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94	-98	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POULOS THEODORE
Owner 2:	
Owner 3:	
Street 1:	17 BYPASS RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POULOS CHARLES L TR -
Owner 2:	-
Street 1:	PO BOX 283
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as Store with a Store Building built about 1920, having primarily Brick Exterior and 1704 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	3011.000	167,100		662,400	829,500
Total Card	0.069	167,100		662,400	829,500
Total Parcel	0.069	167,100		662,400	829,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.80 | /Parcel: 486.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18572

GIS Ref

GIS Ref

Insp Date 09/11/18

!2259!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	167,100	0	3,011.	662,400	829,500		Year end	12/23/2021
2021	325	FV	167,100	0	3,011.	651,100	818,200		Year End Roll	12/10/2020
2020	325	FV	167,100	0	3,011.	639,800	806,900	806,900	Year End Roll	12/18/2019
2019	325	FV	158,900	0	3,011.	602,200	761,100	761,100	Year End Roll	1/3/2019
2018	325	FV	158,900	0	3,011.	526,900	685,800	685,800	Year End Roll	12/20/2017
2017	325	FV	158,900	0	3,011.	414,000	572,900	572,900	Year End Roll	1/3/2017
2016	325	FV	158,900	0	3,011.	414,000	572,900	572,900	Year End	1/4/2016
2015	325	FV	142,500	0	3,011.	225,800	368,300	368,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:15:09

LAST REV

Date	Time
03/25/21	14:41:20
mmcmakin	

PAT ACCT. 2259

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POULOS CHARLES	70538-561		1/22/2018	Convenience	1	No	No		
	14846-147		12/1/1982		1	No	No		G

USER DEFINED

Prior Id # 1:	18572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	840	Alterati	2,500					
9/13/2001	667	Alterati	15,000	C				REPLACE STORE FRON
5/5/1997	216		5,000					REMODEL STORE FRON

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
9/11/2018	Meas/Inspect	PH	Patrick H
4/25/2018	Mail Update	EMK	Ellen K
4/12/2018	Mail Update	EMK	Ellen K
3/3/2009	Meas/Inspect	197	PATRIOT
1/20/2000	Measured	197	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		3011		Sq. Ft.	Site		0	44.	5.00	CG									662,420						662,400	

Total AC/HA:	0.06912	Total SF/SM:	3011	Parcel LUC:	325	Store	Prime NB Desc	COMM GD	Total:	662,420	Spl Credit		Total:	662,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	38.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	38.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	0.96345013
Adj $ / SQ:	120.431
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271779
Depreciation:	104635
Depreciated Total:	167144

COMMENTS

BROADWAY MARKET, HERB`S LOCK SMITH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	2	

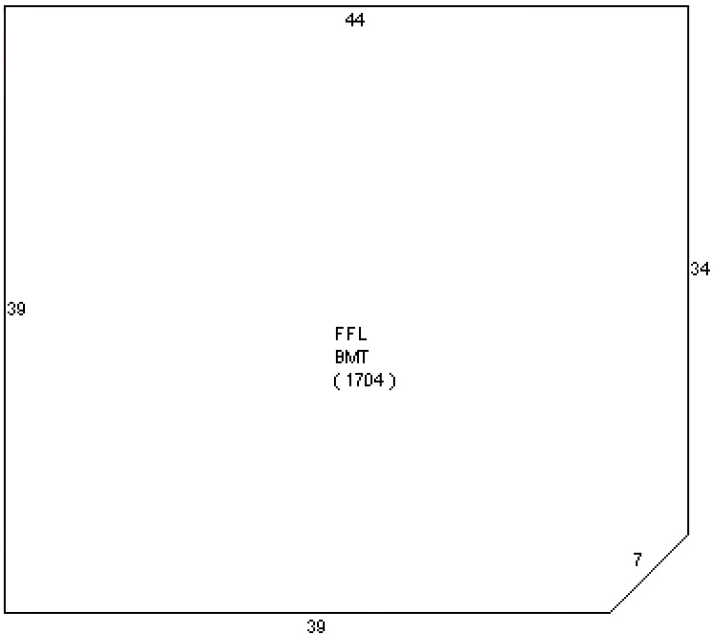
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,704	36.130	61,564
FFL	First Floor	1,704	120.430	205,215

Net Sketched Area:	3,408			Total:	266,779
Size Ad	1704	Gross Area	3408	FinArea	1704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	120.43
Special Features:	0	Val/Su Net:	49.03
Final Total:	167100	Val/Su SzAd	98.06

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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